

Use Categories

LDC Section 45-47

Office: This use category includes all uses where the primary activity is the provision of office space for professional, administrative, or clerical activities. It does not include retail sales of merchandise related to the office use (i.e. pharmaceutical sales or frames for glasses).

Examples of offices:

- Physician (but not a clinic)
- Attorney / Accountant
- Chiropractor / Opticians
- Architect/Engineer
- Graphic artist
- Insurance agent / Real Estate agent

LDC Section 45-53

Cultural: This use category includes uses where the primary activity is providing a personal service in the form of culture, fine arts displays, exhibits, and similar activities. Specifically not included in this category are theaters and auditoriums or other similar places of assembly.

Examples:

- Libraries, Galleries, and Museums

LDC Section 45-46

Services: This use category includes all uses where the primary activity is the provision of services to the public.

Examples:

- Banking
- Hair Stylist and Barbers
- Tattoo parlor
- Advertising
- Repair of Appliances, Shoes, Furniture, Clothing and other non-automotive consumer goods
- Veterinary Facilities: Small Animal
- Laundry, Retail
- Employment Agency
- Funeral Home / Palmist and Psychic
- Fitness Centers
- Photography Studio / Dance/Music Studios
- Copy Centers
- Printing / Publishing
- Clinics

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LDC Section 45-44

Retail Sales—General: This category includes all uses where the primary activity is the sale of goods to the public. This use category includes the sale of packaged food, sale of non-alcoholic beverages, and sale of alcoholic beverages for off-site consumption.

LDC Section 45-45

Retail Sales—Food: This use category includes all uses where the primary activity is the preparation of food to be served to the public for onsite consumption, for take-out by the public, or for delivery to the public.

LDC Section 45-62

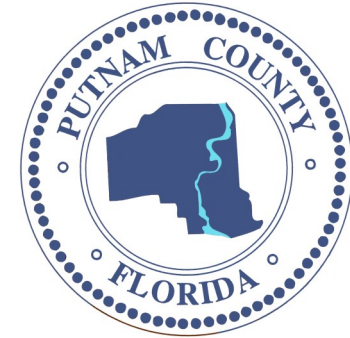
Essential Public Services: This category includes small-scale public facilities and services that are typically and necessarily spread throughout the community. This category does not include structures or uses for commercial activities such as sales of related merchandise or collection of bills in districts in which such activities would otherwise be prohibited.

Examples:

- Fire/Rescue Units
- Water Treatment Plants
- Wastewater Treatment Plants
- Natural Gas Pumping Stations
- Telephone Equipment Installations
- Electrical Substations
- Microwave Relay Stations or Other Towers

*Putnam County
Planning & Development*

Commercial Professional Office (CPO)



View the Putnam County
Land Development Code at
www.main.putnam-fl.com

Informational purposes only.

Please refer to the Land Development Code

*Putnam County
Planning & Development Services*

2509 Crill Avenue, Suite 300
Palatka, FL 32177

Phone: 386-329-0316
Email: pzb@putnam-fl.gov

Commercial Professional Office (CPO)

LDC Section 45-80

- a. The purpose of the Commercial Professional Office zoning district is provide a commercial zoning district for the professional office land use in the Rural Center, Urban Reserve, Urban Service and Commercial future land use classifications shown on the Putnam County Future Land Use Map.
- b. Uses Categories and certain uses allowed in the CPO district
 1. Office
 2. Religious Facility
 3. Cultural
 4. Hospitals
 5. Nursing homes
 6. Assisted living facilities
 7. Child and adult day care centers
- c. Uses Categories that require a Special Use Permit to locate in the CPO district
 1. Retail Sales -- General
 2. Retail Sales -- Food
 3. Services, except that tattoo parlors shall be prohibited
 4. Essential Public Service
 5. Emergency services
 6. Any drive-through facility

CPO

Minimum setback requirements:

Front: 25 feet
Rear: 15 feet
Side: 10 feet
Corner side: 20 feet

Minimum lot requirements:

The minimum lot size needed by the various uses in the CPO district will be determined by the space requirements dictated by the proposed use, the required setbacks and parking, and any other applicable provisions of this ordinance.

Maximum Impervious Surface area: 35%

Maximum building height: 35 feet

This brochure is provided for informational purpose only and is not intended to be approval of a specific development or the issuance of a permit. Additional information may be found in the Putnam County Land Development Code (LDC) available online at <http://www.main.putnam-fl.com> or copies may be purchased from the Putnam County Department of Planning and Development Services.